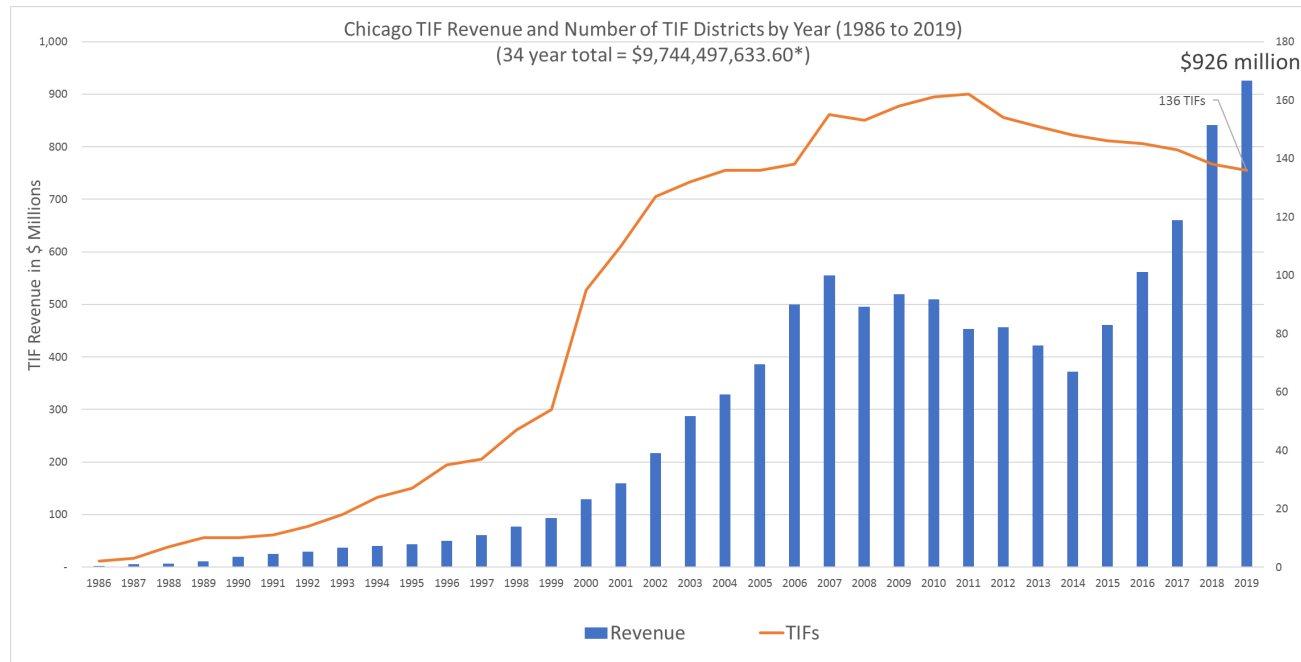


City of Chicago Tax Year 2019 TIF Overview



Chicago TIFs

- There are 136 active TIFs in the City of Chicago, two fewer than last year.
- More than **1 in 4 properties** in City of Chicago lie within TIF districts.

Chicago cancelled four TIFs in 2019. All four TIFs were terminated early.

Terminated Chicago TIFs for Tax Year 2019					
TIF Name		Parcels	Ward(s)	Total TIF Revenue (All Years)	2018 TIF Revenue (Final Year)
TIF City of Chicago – Harlem Industrial Park	Dissolved Early (after 12 years)	148	23	\$940,208.06	\$0.00
TIF City of Chicago – Irving Park / Elston	Dissolved Early (after 10 years)	308	45	\$817,802.91	\$0.00
TIF City of Chicago – Pershing / King	Dissolved Early (after 12 years)	113	3	\$531,206.85	\$112,267.92
TIF City of Chicago – South Works	Dissolved Early (after 19 years)	19	10	\$1,595,477.96	\$0.00

Chicago reduced the size of three TIFs in 2019 (most of land given to new TIFs)

Reduced Chicago TIFs for Tax Year 2019					
TIF Name		Parcels Removed	Ward(s)	2019 TIF Revenue	2018 TIF Revenue
TIF City of Chicago – North Branch/North	Now part of new Cortland/Chicago River TIF	62	2	\$8,291,488.12	\$8,478,999.65
TIF City of Chicago – North Branch/South	Now part of new Cortland/Chicago River TIF	183	2	\$9,046,055.62	\$12,492,858.68
TIF City of Chicago – River South	Part in new Roosevelt/Clark TIF; Part no longer TIF	1,527	25	\$23,729,725.74	\$34,448,113.13

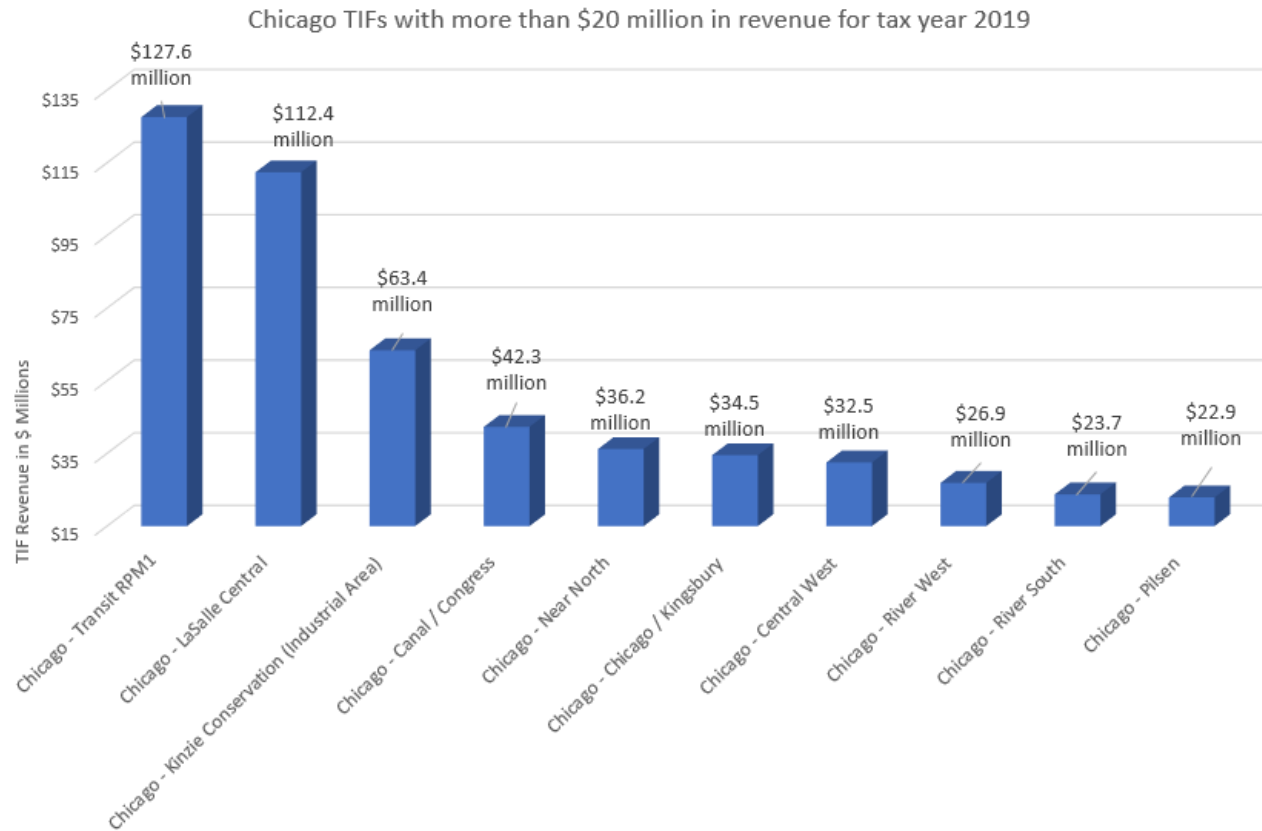
Chicago created two new TIFs in 2019.

New Chicago TIFs for Tax Year 2019				
TIF Name		Parcels	Ward(s)	2019 TIF Revenue (First Year)
Chicago – Cortland / Chicago River	New TIF	314	2	\$3,377,370.38
Chicago – Roosevelt / Clark	New TIF	571	3, 25	\$1,543,975.28

TIF Revenue in the City of Chicago:

- Chicago TIFs will generate a record \$925.8 million for tax year 2019, over 13% of total property tax billed in the City of Chicago.
- Chicago TIF revenue increased \$85 million (10.1%) over tax year 2018
- Last year, Chicago TIF revenue increased \$181 million (27.4%) over tax year 2017
- Three Chicago TIFs generated no revenue: 67th/Wentworth, California/Foster and West Woodlawn
- Of the Chicago TIFs that did generate revenue this year, the lowest was the “116th/Avenue O” TIF with approximately \$12,000 in its second year.
- Approximately \$78.6 million of the \$127.6 million generated by Chicago’s RPM1 Transit TIF will be directed to other taxing districts this year [\(See Transit TIF fact sheet \(link\)\)](#)

Ten Chicago TIFs generated over \$20 million each in 2019.

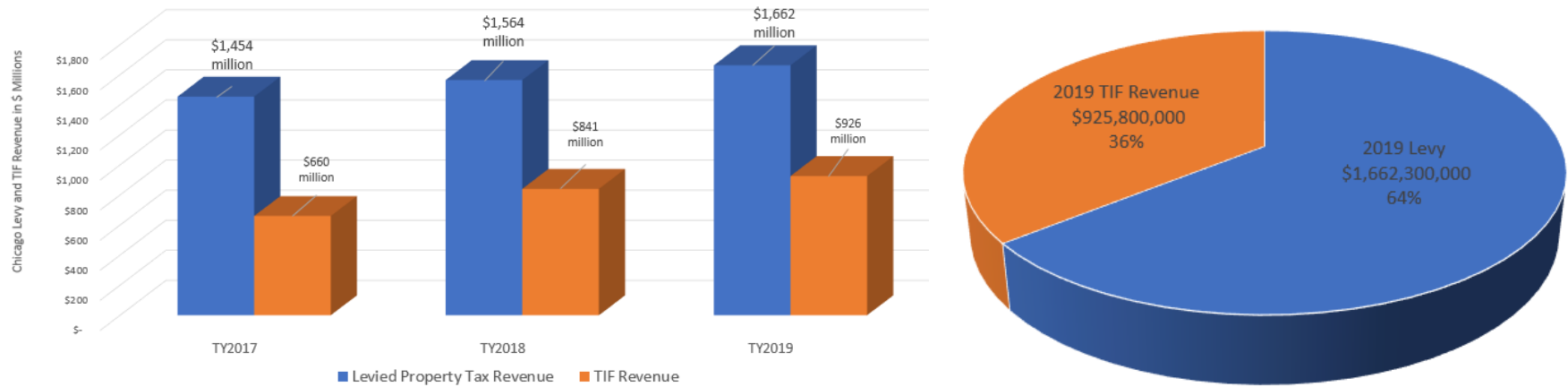


Three Chicago TIFs generated no revenue this year due to having no overall incremental value growth.

TIF Name	First Year	Ward(s)	Total TIF Revenue (All Years)	Most Recent Revenue
Chicago - West Woodlawn	2010	20	\$111,003.91	2010: \$111,003.91
Chicago - 67th / Wentworth	2011	6, 16, 17 & 20	\$0.00	No Revenue generated
Chicago - California / Foster	2014	40	\$730,037.05	2018: \$392,660.56

Chicago TIF Revenue compared to Property Tax Levy

The total property tax revenue generated by the City of Chicago's annual property tax levy for tax year 2019 is nearly \$1.7 billion. Property tax revenue generated by Chicago TIFs this year is \$926 million, nearly 36% of the total property tax revenue generated for the City of Chicago. The charts below illustrate the comparison between the City of Chicago's property tax levy and Chicago TIF revenue.



Overall TIF Revenue increased 10.11% in the City of Chicago but individual TIFs vary. For more information about the revenue generated by individual TIFs in The City of Chicago see the [2019 Chicago TIF Summary Report \(link\)](#)